

013.0

0008

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
912,300 / 912,300
912,300 / 912,300
912,300 / 912,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18-20		PARKER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FLIGG JASON &	
Owner 2: FREEBURGER ERIN M	
Owner 3:	
Street 1: 20 PARKER STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LEUNG CHENG-WEN BRUNO -	
Owner 2: -	
Street 1: 23 KNOULLWOOD LANE	
Twn/Cty: WAYLAND	

St/Prov: MA	Cntry
Postal: 01778	Type:

NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2352 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	4950	Sq. Ft.	Site	0	80.	1.15	1				454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4950.000	457,500		454,800	912,300		10776
							GIS Ref
							GIS Ref
							Insp Date
							02/21/18

PREVIOUS ASSESSMENT								Parcel ID	013.0-0008-0010.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	457,500	0	4,950.	454,800	912,300		Year end	12/23/2021
2021	104	FV	436,700	0	4,950.	454,800	891,500		Year End Roll	12/10/2020
2020	104	FV	436,800	0	4,950.	454,800	891,600	891,600	Year End Roll	12/18/2019
2019	104	FV	338,200	0	4,950.	483,200	821,400	821,400	Year End Roll	1/3/2019
2018	104	FV	338,200	0	4,950.	352,500	690,700	690,700	Year End Roll	12/20/2017
2017	104	FV	317,100	0	4,950.	307,000	624,100	624,100	Year End Roll	1/3/2017
2016	104	FV	317,100	0	4,950.	261,500	578,600	578,600	Year End	1/4/2016
2015	104	FV	282,400	0	4,950.	255,800	538,200	538,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	1322
LEUNG CHENG-WEN	1491-78		6/17/2016		700,000	No	No				
LEUNG GEORGE Y.	1263-152		1/24/2003	Family		1	No	No			
LEUNG GEORGE Y	1211-157		9/27/1999	Family		99	No	No			
	991-59		11/1/1984		160,000	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/29/2019	1723	New Wind	6,435	C					9/22/2021	Mail Update	MM	Mary M
									2/21/2018	Meas/Inspect	BS	Barbara S
									2/14/2009	Meas/Inspect	372	PATRIOT
									11/6/1999	Inspected	263	PATRIOT
									10/4/1999	Mailer Sent		
									10/4/1999	Measured	163	PATRIOT
									8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 10776

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	OF=BMT SINK.										
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:												
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:												
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:		Rating:												
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:												
Sec Wall:		%		OthrFix:	1	Rating:	Fair											
Roof Struct:	1 - Gable			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1 # Units 1										
Color:	GREEN			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:		Rating:		Other										
GENERAL INFORMATION				WSFlue:		Rating:		Upper										
Grade:	C - Average			CONDOS INFORMATION				Lvl 2										
Year Blt:	1930	Eff Yr Blt:		Location:		Total Units:		Lvl 1										
Alt LUC:		Alt %:		Floor:				Lower										
Jurisdict:		Fact: .		% Own:		Totals	RMs: 11	BRs: 5	Baths: 2	HB								
Const Mod:				Name:														
Lump Sum Adj:				DEPRECIATION														
INTERIOR INFORMATION				Phys Cond:	AV - Average	31.	%											
Avg Ht/FL:	STD			Functional:		%												
Prim Int Wal	2 - Plaster			Economic:		%												
Sec Int Wall:		%		Special:		%												
Partition:	T - Typical			Override:		%												
Prim Floors:	3 - Hardwood			Total:	31	%												
Sec Floors:		%		CALC SUMMARY														
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	180.00	COMPARABLE SALES								SUB AREA				
Subfloor:				Size Adj.: 1.09642851		Rate	Parcel ID	Typ	Date	Sale Price					SUB AREA DETAIL			
Bsmnt Gar:	2			Const Adj.: 0.98000199														
Electric:	3 - Typical			Adj \$ / SQ: 193.410														
Insulation:	2 - Typical			Other Features: 110300														
Int vs Ext:	S			Grade Factor: 1.00														
Heat Fuel:	2 - Gas			NBHD Inf: 1.00000000														
Heat Type:	5 - Steam			NBHD Mod:														
# Heat Sys:	2			LUC Factor: 1.00														
% Heated:	100	% AC:		Adj Total: 663036														
Solar HW:	NO	Central Vac: NO		Depreciation: 205541		Juris. Factor:		Before Depr:	193.41									
% Com Wal		% Sprinkled		Deprecated Total: 457494		Special Features: 0		Val/Su Net:	113.81									
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:																		
Model:																		
Serial #:																		
Year:																		
Color:																		
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 013.0-0008-0010.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	
	Total Special Features:																	
	Total:																	
IMAGE 																		
AssessPro Patriot Properties, Inc																		